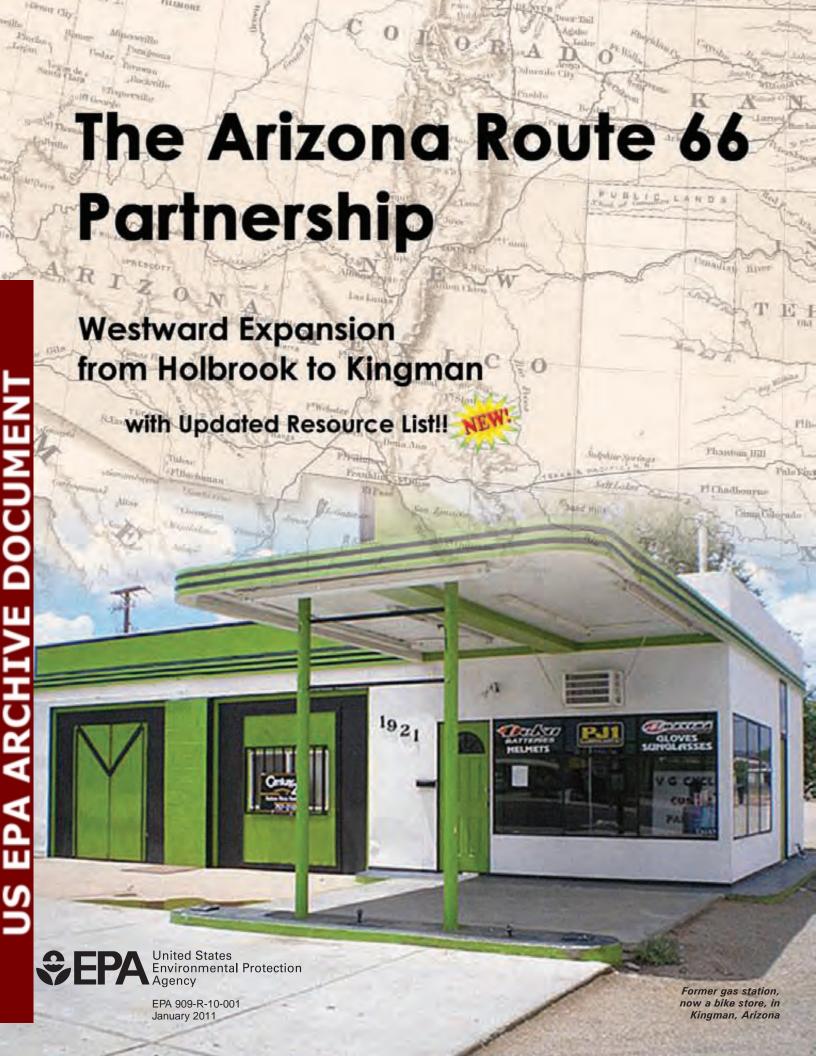
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History of Route 66

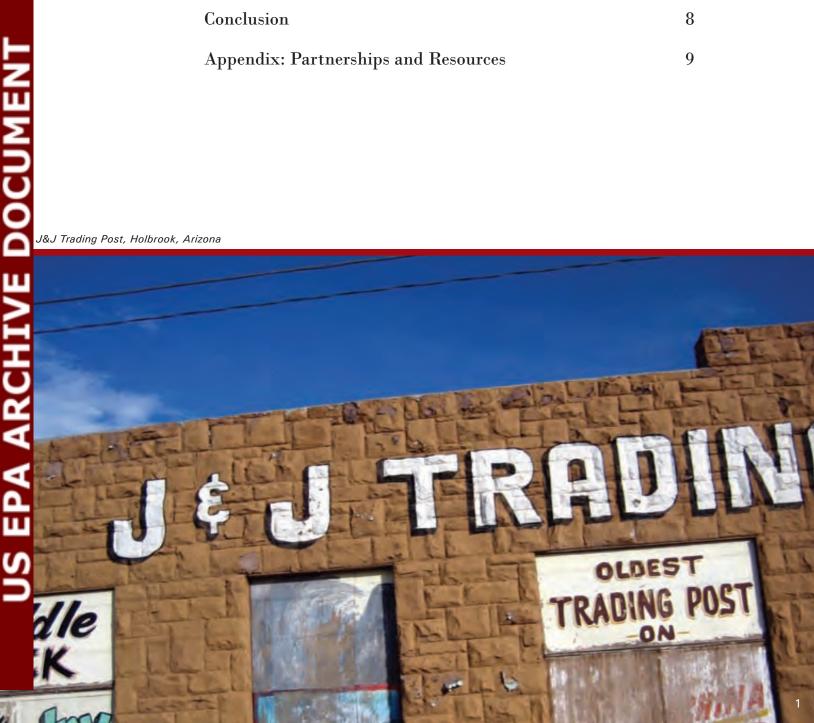
stablished in 1926, Route 66 operated as the country's main east-west artery, connecting Chicago and Los Angeles and everything in between with over 2,000 miles of continuously paved roadway. The cities and towns located along Route 66 reaped the benefits of the highway. Motels and diners sprang up to cater to travelers. Gas stations became the new icon for America's increasingly mobile society.

With the development of a nationwide interstate system, divided highways bypassed nearly all segments of Route 66 and in 1986, it was officially decommissioned. Though parts of the Route are no longer drivable, 85 percent of the highway is still in use by local and tourist traffic. As traffic moved to neighboring interstates, communities along Route 66 experienced economic and environmental hardships. With fewer travelers, many businesses closed, leaving behind neglected, abandoned properties.



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The Route 66 Partnership

The Route 66 Partnership is a network of local, state and federal agencies and organizations that helps communities identify resources available for assessment, cleanup and redevelopment at current and former leaking underground storage tank (LUST) sites, abandoned gas stations, and other underutilized sites along Route 66 in Northern Arizona.

The Arizona Department of Environmental Quality (ADEQ) launched the Route 66 Initiative in 2004 to help small and economically challenged communities along Route 66 with assessment and cleanup efforts at LUST sites along the historic highway. Through this program, ADEQ assists underground storage tanks (UST) owners, operators and property owners in completing site investigations, initiating cleanup efforts when necessary, and closing LUST sites.



Former Route 66 motel on the outskirts of Needles, California

Since its inception, ADEQ's Route 66 Initiative has successfully facilitated the completion of corrective actions, expediting soil and ground water cleanups, often at sites where hydrogeologic conditions have made these cleanups difficult. In addition, ADEQ has removed a large number of abandoned (orphan) USTs. Recognizing the need for a more focused approach along Route 66 in Arizona, the U.S. Environmental Protection Agency (EPA) partnered with ADEQ in 2005 to strengthen redevelopment opportunities for clean properties along Route 66.

Arizona's Brownfields Program

The ADEQ Brownfields Assistance Program assists small and rural communities with the financial and technical assistance needed to conduct environmental site assessments or cleanup activities at brownfield sites. ADEQ has cosponsored multiple workshops for communities on EPA Brownfields funding and other resources available along the Route and in other rural areas. ADEQ receives funding for its Brownfields Assistance Program from EPA's State and Tribal Response Program funding.

Since 2005, the Route 66 effort has developed into a network of interested organizations, agencies and individuals. The focus has shifted more recently to the Route 66 Historic Association of Arizona when the Arizona portion of Route 66 was designated a National Scenic Byway in 2006 and an All-American Road in 2009. With support from the Federal Highway Administration's National Scenic Byways Program, the Historic Association has facilitated several workshops including the annual "All Communities Meeting" held in Flagstaff each July.

In addition, the City of Flagstaff has built a Brownfield Land Recycling Program, in part using EPA Brownfields funding, and has become a resource on land recycling for communities in Northern Arizona. Native American tribes along the highway are also seeing the benefit of improvements to the highway and the Hualapai Tribe is actively working on site improvements and participating in activities with their neighbors along Route 66.

The report updates the activities that have occurred since EPA and ADEQ released the original "Route 66 Partnership: Exploring Cleanup & Redevelopment Opportunities" in 2006. It also shares a snapshot of some of the accomplishments of the Route 66 partner organizations in Arizona, land reuse success stories, and available resources.

Arizona's Underground Storage Tank Removal and Cleanup Progress

ore than 200 miles of the original Route 66 runs through the northern part of Arizona. Along this stretch of highway, approximately 350 properties have reported contamination from USTs. In 2004, almost 100 properties along the Route 66 corridor had UST-related contamination remaining onsite. By 2010, this number had been reduced by more than 40 percent.

After reviewing all of the potential candidates for the Initiative, ADEQ focused special attention on Holbrook and Winslow where a high clay content makes cleanup difficult. ADEQ partnered with property owners, consultants and community representatives to expedite cleanup. Additionally, ADEQ assigned project case managers to each municipality or town, and designated a community liaison based in St. Johns, Arizona.



Extracting an US7 from the ground



Removal of a large UST

By 2010, work has been completed on more than 60 percent of the properties with leaking USTs in the Winslow and Holbrook area.

Also during this period, ADEQ managed UST removals and cleanups at more than 40 additional sites along Arizona's stretch of Route 66, including the removal of numerous "orphan" tanks under the County and Municipal Tank Closure Program (CMTCP).



-Jeff Scott, Director Waste Management Division EPA Pacific Southwest Regional Office

Case Study: Standin' on the Corner Park - Winslow, Arizona

As part of Winslow's Renaissance Downtown Redevelopment, the Standin' on the Corner Park was created to attract tourists who come to take their photo "standin' on a corner in Winslow Arizona" as the Eagles sang in their hit song "Take it Easy." The park includes an impressive mural painted on the wall of the adjacent building, which is a former J.C. Penney department store. The park is a key tourist attraction for travelers following the Route, but it was closed when a fire severely damaged and destabilized the wall of the adjacent building. With the mural threatening to topple over on visitors, the city was forced to fence-off the park. The restricted access to the park caused a significant loss in revenue for businesses in downtown Winslow.

Using EPA funding, ADEQ assisted the city with the evaluation and cleanup of environmental contamination that resulted from the fire. This project provides a good example of city, state and federal partners working together to restore economic prosperity and revitalize a downtown area.



The park before and after redevelopment



Why Brownfields?



Former gas station along Route 66 near Joseph City, Arizona



Soil excavation at the Capitol Gas site in Holbrook, Arizona

ontaminated sites often become brownfields defined by EPA as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." When contamination occurs, towns and cities must deal not only with cleanup, but also with the challenge of redeveloping these properties—many of which have become blighted. Along with economic challenges, the stigma of unresolved environmental problems can keep properties from being redeveloped or revitalized.

Underground Storage Tanks

Across America, there are tens of thousands of abandoned gas stations and leaking UST sites where contamination from leaks may pose a threat to human health and the environment. UST technologies and cleanup programs throughout the nation aim to address these threats.

What is an underground storage tank?

An UST is a tank and any connected underground piping that has at least 10 percent of its combined volume underground. Federal regulations apply only to USTs storing either petroleum or certain regulated substances.

What kinds of issues do leaking USTs pose to the public and the environment?

Petroleum and hazardous substances stored in USTs contain chemicals that can move through soil and contaminate underground sources of drinking water. When hazardous substances or petroleum leak into soil or ground water, vapors from these chemicals can sometimes travel through the soil and into nearby buildings, contaminating indoor air.

Are these sites safe to reuse?

Owners of underground storage tanks are required to notify government regulators, usually a state or local government, when a tank is closed or if a release is discovered. The government agency reviews reports prepared by environmental professionals to ensure work done at the sites is protective of human health and the environment.

Key Dates along the Route



2004 — ADEQ holds public meetings in Holbrook and Winslow and meets individually with property owners

January 2006 — Route 66 Partnership Kickoff meeting in Winslow and Holbrook, Arizona

December 2006 — ADEQ presents Route 66 project at Seligman Town Hall meeting

March 2007 — ADEQ meets with representatives in Kingman to discuss Route 66 project

Fall 2007 — ADEQ determines locations of possible orphan tank sites along Route 66

April 2008 — Route 66 Westward Expansion Meeting in Kingman addresses the western portion of the corridor in Arizona

July 2008 — First "All Communities" Meeting hosted by the Historic Route 66 Association of Arizona in Flagstaff

July 2009 — Second "All Communities" Meeting

October 2009 — Route 66 designated a National Scenic Byways Program "All-American Road"

Stakeholders attend the first Route 66 Partnership kickoff meeting in Winslow, Arizona



Locals Take the Lead

The Historic Route 66 Association of Arizona

By the time the final stretch of Route 66 was bypassed in Williams, Arizona, in 1984, Arizona's Route 66 main street businesses were struggling without the once steady stream of travelers. In 1987, local individuals formed the Historic Route 66 Association of Arizona and began to reclaim Route 66. The association helped Route 66 to earn the designation of an Arizona Historic Road, and then fought to get the brown historic highway signs to mark the entrances to the Route 66 main street businesses. The Bureau of Land Management designated a portion of Route 66 as a Scenic Back Country Byway, and in 2006, Arizona's stretch of Route 66 was named a National Scenic Byway under the Federal Highway Administration's America's Byways Program.



Case Study: Powerhouse Visitors Center - Kingman, Arizona

The Powerhouse Visitors Center in Kingman serves as a symbol of successful redevelopment and reuse along Route 66 in Arizona. Opened in 1907 to supply a centralized source of electric power to hoists and pumps in area mines, the construction of Hoover Dam in 1938 brought an end to the usefulness of the Powerhouse. In the 1990s, a partnership was formed to rehabilitate the building and the Powerhouse project received several grants from the State Heritage Fund Grant program for rehabilitation of the building.



Powerhouse Visitors Center in Kingman, Arizona

Through the efforts of one local visionary, Toby Orr, the Powerhouse is now refurbished and serves as home to the Kingman Visitors Center and Tourist Information Desk, Kingman Chamber of Commerce, and the Historic Route 66 Association offices; it also welcomes more than 100,000 tourists a year. The Powerhouse is an anchor for other historic redevelopment in the area.

In April 2008, EPA, ADEQ and the City of Kingman hosted a workshop to explore funding opportunities with local government officials, property owners and consultants at the Powerhouse.



Historic Route 66 exit sign near Flagstaff, Arizona

The association then took on the task of establishing a Historic Route 66 Byway Program to continue its mission to preserve, protect and promote Route 66. Under the program, grant awards assisted with establishing the program, developing marketing tools, and funding assessments of historic properties along the Route. The association continues to raise funds for preservation projects along the Route. In continuing its efforts to raise funds for Route 66 projects, in 2009 the association successfully secured an All-American Road designation for Route 66. All-American Road is the most prestigious designation possible under the Federal Highway Administration's National Scenic Byways Program.

Tribal Perspective on the Route

Tribes are working to revitalize sites along Route 66 to recognize the cultural significance of the Route.

Case Study: Peach Springs - Hualapai Tribe



Peach Springs, the capital of the Hualapai people, lies along Route 66 at the road's closest point to the Grand Canyon. From the start, Peach Springs was home to a variety of commercial activity including gas stations, lodging, restaurants, rafting, hunting, local art, craft, food, and railroad activity. When the new interstate highway bypassed and isolated Peach Springs, commercial activity declined and Peach Springs became a ghost town overnight. The Hualapai Tribe began to revitalize the town in 1990 building a modern lodge and restaurant.

Meanwhile, through the EPA Jobs Through Recycling Initiative, the Hualapai constructed an Earthship office building across the street from the lodge. The solar-powered Earthship building, constructed from local recycled materials, is a point of interest on Route 66. The new building has spurred installation of sidewalks throughout town helping to restore this once vibrant area. Also, the Tribe's Cultural Center, reflecting the spiritual values of its culture, is the new focal point for Route 66 in Peach Springs.

Flagstaff Brownfield Land Recycling Program

The City of Flagstaff Brownfield Land Recycling Program works with property owners within the Flagstaff city limits to revitalize contaminated land. Flagstaff grew up around the railroad, lumber mills and Route 66 fuel and repair shops, which left the city with a legacy of concerns of potential contamination. In order to reclaim this land and put it back into productive use, contamination issues must first be addressed. The Brownfield Land Recycling Program has been awarded almost \$416,000 in Brownfields funding from EPA and ADEQ to conduct



environmental site assessments and cleanups. Flagstaff's success lies in its approach to redevelopment; instead of targeting one individual property at a time, the city has taken a corridor approach to revitalize a large portion of the Route 66 corridor to ensure an area-wide revitalization where property reuses are integrated with one another.

Case Studies: Flagstaff, Arizona

City Takes the Lead with Federal and State Support

Flagstaff, Arizona has made significant strides in redeveloping the Route 66 corridor that runs through its downtown. The city purchased a 3.4- acre brownfield site along West Phoenix Avenue, home to a variety of commercial and industrial past uses. It received EPA Brownfields grants and ADEQ funding to conduct environmental assessment and cleanup of the property. In 2009, Flagstaff received American Recovery and Reinvestment Act (ARRA) funding to clean up a creosote pit on the site, along the original alignment of Route 66 at Phoenix Avenue. Soil was removed in 2010 and this cleanup will allow for a flood control project and make way for additional redevelopment.



City transfer station in Flagstaff, Arizona

On an area of the site that required no cleanup, the city constructed a transfer station, which provides a commuter parking lot, bike storage area and bus station in an easily accessible area of the city. Although the transfer station was planned only as the interim use for the property, its popularity among residents has encouraged the city to incorporate a transfer station into the redevelopment plan for the site.

Environmental Assessments Pave the Way for Reuse

The warehouse for Native Plant & Seed on East Brannen Avenue is a former railroad and was at one time a fuel distribution facility with above ground storage tanks. When the current owner purchased the property in 2003, he was told that railroad ties could be buried on the property, as an active but rarely used rail spur runs along the backside of the property.

The owner volunteered his property for a Phase I and II Environmental Site Assessment to determine the extent of contamination. The Phase II soil sampling and testing indicated there was no contamination of concern and no reason for further testing or cleanup. Now the owner no longer worries what may be lurking underground and can use the property in the way he sees fit.

Conclusion

When the Route 66 Partnership was initiated, ADEQ and EPA drafted a vision statement explaining the purpose and objective—to help Route 66 communities expedite cleanup and promote redevelopment. By facilitating relationships and cooperation and partnering with local, state and federal agencies, EPA and ADEQ leveraged a broad range of interest and support for this vision. Today, the vision and scope of the Route 66 effort continues to expand; the Partnership offers opportunities for technical and financial assistance to support assessment, cleanup and revitalization efforts.

The Appendix provides additional information to communities in Arizona and across the country to assess, clean up and redevelop brownfields by accessing assistance and funding, and building partnerships.



We have targeted properties along Route 66 contaminated with petroleum products and asbestos and helped communities put these properties back into productive use. This is a great way to invest in the future of these communities and protect the environment.

-Benjamin Grumbles, ADEQ Director



Railroad Park in Winslow, Arizona



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Appendix: Partnerships and Resources

Department, Agency, or Organization	Available Resources	Funding Information	Brief Description	Web Site and Contact Information
Federal Resources				
	Brownfields Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants	Up to \$200,000 for Assessment and Cleanup grants. Up to \$1 million for an Assessment Coalition or RLF.	EPA provides funding to inventory brownfields, assess sites for contamination, and clean sites if contamination is found.	EPA Grants www.epa.gov/epahome/ grants.htm
	Brownfields Job Training Grants	Up to \$200,000 available	EPA awards funding to train residents living near brownfields sites for future employment in the environmental field.	Brownfields Grants www.epa.gov/brownfields/ grant_info/index.htm Region 9 Brownfields
U.S. Environmental Protection Agency (EPA)	Targeted Brownfields Assessments	EPA and contracted consultants conduct assessments at no cost to eligible entities	Nonprofit and public entities such as cities, tribes, redevelopment agencies, or community development corporations are eligible to apply for assistance to conduct assessments.	www.epa.gov/region09/ brownfields Noemi Emeric-Ford Regional Brownfields Coordinator (213) 244-1821 emeric-ford.noemi@epa.gov
	Environmental Justice (EJ) Small Grants	Approximately \$45,000	Small Grants support communities to build collaborative partnerships to develop solutions to local environmental and public health issues.	www.epa.gov/ environmentaljustice
	Community Action for a Renewed Environment (CARE)	Approximately \$90,000 for "Level I" grants and \$275,000 for "Level II" grants	The CARE Program encourages communities to form broad local partnerships to address toxic pollution in their environment.	www.epa.gov/care/ agreements.htm
	Source Reduction Assistance Grants	\$130,00 available per EPA Region	Funding provides assistance to environmental projects that reduce or eliminate pollution at the source.	www.epa.gov/p2/pubs/grants/ index.htm

Department, Agency, or Organization	Available Resources	Funding Information	Brief Description	Web Site and Contact Information
Federal Resources				
U.S. Small Business Administration	Various Loan Guarantee Programs	SBA has programs for as little as \$300 to as much as \$1.5 million	SBA has programs for as little as \$300 to as much as \$1.5 million. These loans are made through a bank, and SBA can guarantee as much as 85% of the loan. This depends on the type of the loan and the purpose of the loan.	www.sba.gov (National) www.sba.gov/az (Arizona)
National Park Service	Route 66 Corridor Preservation Program	Cost-share grants between \$5,000 and \$30,000	Dedicated to collaboration with partners to provide funding, technical assistance, and education toward the long-term preservation of the most representative and significant resources of the historic Route 66 Corridor.	www.cr.nps.gov/rt66 Kaisa Barthuli Rt. 66 Corridor Preservation Program (505) 988-6701 kaisa_barthuli@nps.gov
USDA Rural	Rural Business Enterprise Grant Program (RBEG)	Generally, grants range from \$10,000 up to \$500,000. Smaller projects are given priority.	The RBEG program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs.	www.rurdev.usda.gov/az/ Alan Watt Loan Specialist, Phoenix State
	Rural Business Opportunity Grants (RBOG)	Maximum of \$50,000	Promotes sustainable economic development in rural communities with exceptional needs. Differs from REGB Grants in that the funds may be used for any size business (not just small businesses).	UTrice (602)280-8769 alan.watt@az.usda.gov
U.S. Department of Transportation – Federal Highway Administration	National Scenic Byways Program	\$3 million	Grants and technical assistance provided to implement planning and development projects on highways designated as National Scenic Byways (e.g., Route 66). Recognizes roads having outstanding scenic, historic, cultural, natural, recreational, and archaeological qualities.	www.bywaysonline.org/grants

Department, Agency, or Organization	Available Resources	Funding Information	Brief Description	Web Site and Contact Information
Federal Resources				
	Brownfields Assistance Program	Site specific grants of approximately \$50,000 available under the State Response Grant section	Provides funding and technical assistance to assess and clean up property where reuse is complicated by the presence or potential presence of hazardous substances or pollutants. ADEQ receives federal funding for this program for its State Response Grants (SRG), which are used to fund assessment grants.	www.azdeq.gov/environ/ waste/cleanup/brownfields.html Juli Boles Brownfields Program Manager (602) 771-4170 jb6@azdeq.gov
Arizona Department of Environmental	County and Municipal Tank Closure Program (CMTCP)	If funds are available, ADEQ completes UST closure at no cost to the property owner or community	The program completes UST closure at no cost to the property owner or the community. The site must be located in unincorporated areas of counties or incorporated communities of fewer than 15,000 people; the UST must be abandoned or orphaned; and the county, city, or town must apply, and application costs may be reimbursed.	www.azdeq.gov/environ/ waste/ust/index.html Michael Latin
Quality	State Lead Program	If funds are available, ADEQ will pay 100% of the cleanup costs for sites where the property owner did not own or operate the USTs at the time of the release	ADEQ conducts UST corrective actions that the agency determines are necessary to protect human health and the environment at sites where the owner is unknown, unwilling, or technically or financially unable to perform the necessary work.	State Lead Unit Manager (602) 771-4308 mrl@azdeq.gov
	Route 66 Asbestos Initiative	Technical Assistance	Provides asbestos compliance assistance to rural communities in Arizona through awareness seminars. Offers outreach and education to ensure safe handling and disposal of asbestos.	www.azdeq.gov/environ/air/ asbestos Theresa Rigney Air Quality Inspections and Field Services Unit (602)771-2286 TR3@azdeq.gov

Department, Agency, or Organization	Available Resources	Funding Information	Brief Description	Web Site and Contact Information
Federal Resources				
Arizona Department of Environmental Quality	Voluntary Remediation Program (VRP)	All applicants must submit a non-refundable \$2,000 application fee with application. Once a site is accepted into the program, a positive balance must be maintained. An invoice for \$4,000 is issued when the site is accepted and every time the balance falls below \$1,000	Allows interested parties to volunteer and work cooperatively with the ADEQ to clean up contaminated properties and return the site to beneficial use.	www.azdeq.gov/environ/ waste/cleanup/vol.html Tom DiDomizio VRP Manager (602) 771-4229 tjd@azdeq.gov
Arizona Department of Housing (ADOH)	Community Development Block Grant (CDBG)	ADOH receives approximately \$13 million in federal CDBG funding each year to distribute to rural towns, cities, and counties in Arizona	CDBG funds are used for a variety of projects including public works and infrastructure, community facilities, public services, housing rehabilitation, and economic development. Rural towns, cities, and counties who receive CDBG funding are also eligible to receive additional CDBG funding on a competitive basis.	www.azhousing.gov (602) 771-1000
Arizona Department	Transportation Enhancement	Total annual funds of up to \$16 million. This is a reimbursement program and requires and 5.7% cash match.	The Transportation Enhancement (TE) program was developed to enhance surface transportation by developing projects that go above and beyond what transportation departments typically do. The ADOT Transportation Enhancement and Scenic Roads Section administers this federally-funded program.	www.adotenhancement.com
of Transportation	Scenic Roads and Byways	Total annual funds of \$30 million. This is a reimbursement program and requires a 20% match in cash, materials, and/or in-kind services.	Provides federal funding to protect, preserve, and enhance national and state-designated Scenic Byways. The ADOT Transportation Enhancement and Scenic Roads Section administers this federally-funded program.	www.adotscenicroads.com

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Department, Agency, or Organization	Available Resources	Funding Information	Brief Description	Web Site and Contact Information
Federal Resources				
Arizona Commerce	Rural Economic Development Initiatives (REDI)	Provides both technical and matching fund assistance	Program provides direct assistance to rural communities in organizing an economic development program or effort, and evaluating community resources. Qualified rural economic development programs and organizations can be recognized through REDI accreditation.	www.azcommerce.com/ CommAsst/RuralDev/REDI.htm
	Main Street Program	Funds available for minor exterior improvements (e.g., paint)	Fosters economic development within the context of historic preservation by working as a partner with local and state agencies, property owners, and business people to revitalize downtown areas.	www.azcommerce.com/ CommAsst/MainStreet
Arizona Department of Tourism	Arizona Rural and Regional Marketing Grant Program	If funds are available, \$16,000 for Individual Grants or \$80,000 for Regional Grants with a 50% match required. For Fiscal Year 2011, all grant programs have been suspended.	Matching grant program to assist regional partnerships, tribal tourism organizations, statewide tourism organizations, and Destination Marketing Organizations with tourism advertising and marketing efforts.	www.azot.gov Glenn Schlottman (602)364-3727 gschlottman@azot.gov

ADEQ Route 66 Initiative Website www.azdeq.gov/environ/waste/ust/66

EPA Region 9 Route 66 Website www.epa.gov/region09/brownfields/66

EPA Region 9 Brownfields Program Website www.epa.gov/region09/brownfields

EPA Region 9 UST Program Website www.epa.gov/region09/waste/ust



U.S. EPA Region 9

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